

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 7, 2006

ITEM NO. _____

| | | | |
|------------------------------|---|---------------------------|---|
| CASE NUMBER/ PROJECT NAME | 17-DR-2006 68th Street and Thomas Road | | |
| LOCATION | 6747 E. Thomas Road and 2824 N. 68 TH Street | | |
| REQUEST | Request approval of a site plan, landscape plan and elevations for a office/retail building. | | |
| OWNER | Collier International 408-282-3924 | ENGINEER | Surface Engineering Co 602-482-4186 |
| ARCHITECT/ DESIGNER | Ross Design Group 480-947-9685 | APPLICANT/ COORDINATOR | David Ross Ross Design Group 480-947-9685 |
| BACKGROUND | <p>Zoning.</p> <p>The site is zoned Neighborhood Commercial District (C-1). This district allows for retail and commercial services to meet the daily needs of the neighborhood.</p> <p>Context.</p> <p>The site is located at the southwest corner of East Thomas Road and North 68th Street. The site is adjacent to an existing Burger King Restaurant to the west, and the Design Center office development to the south and southwest, and a doctor's office on the east side of North 68th Street. On the northwest corner of East Thomas Road and North 68th Street is an existing gasoline station that is to be removed in order to develop the retail/office building (Scottsdale Plaza) that was approved under case 44-DR-2005, and on the northeast corner of East Thomas Road and North 68th Street is a retail development.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Vacant gasoline station with an office building to be constructed on the parcel that was approved under case 44-DR-2005, zoned C-2.• South: Office complex, zoned C-2.• East: Office building, zoned S-R, and residential, zoned R1-7.• West: Restaurant, zoned C-1. <p>Applicant's Request.</p> <p>This request is for the approval of the site plan, landscape plan, elevations, and exterior lighting plan for an 8,000 square foot commercial office/retail/restaurant development.</p> | | |
| APPLICANT'S PROPOSAL | | | |

Development Information:

- Existing Use: Vacant commercial buildings
- Proposed Use: Commercial office/retail uses
- Parcel Size: 34,802 square feet
- Building Square Footage: 8,000 square feet
- Building Height Allowed: 36 feet
- Building Height Proposed: 23'-7"
- Parking Required: 32 spaces
- Parking Provided: 33 spaces
- Open Space Required: 5,411 square feet
- Open Space Provided: 8,172 square feet
- FAR Allowed: 0.8
- FAR Provided: 0.23

DISCUSSION

This application was continued by the Development Review Board at the July 13, 2006 Development Review Board hearing to have the applicant review the following aspects of the site plan:

1. The placement of the building adjacent to North 68th Street and East Thomas Road.
2. The landscape buffers.
3. The pedestrian connections.
4. The driveway locations.
5. The size of the building.
6. The location of the trash enclosure.

The applicant has responded to these concerns by proposing to locate the building at the front setback adjacent to North 68th Street. The proposed building location adjacent to East Thomas Road is setback 20 feet from the stipulated 15 foot right-of-way dedication. The Zoning Ordinance requires a 30 foot setback from East Thomas Road, but there also is a provision that allows the Development Review Board to reduce this setback. Staff is supportive of reducing the East Thomas Road setback to 20 feet. By placing the building at these setbacks, it will provide a 20 foot landscape buffer between the property lines and the building. The applicant is proposing a pedestrian connection to North 68th Street on the south side of the building, and a pedestrian connection to East Thomas Road on the west side of the building. The proposal maintains the proximity of the existing East Thomas Road driveway and the south driveway on North 68th Street. The north driveway on North 68th Street will be removed. The building size was reduced 700 square feet from the original proposal, and the trash enclosure was relocated from the northwest corner of the site to the southwest corner of the site.

The applicant is also proposing new elevations to accommodate the change to the site design. The proposed building finish is a combination of stucco painted Dunn Edwards DE 6135 (Verona Beach), Dunn Edwards DE 6136 (Terra Cotta Sand), and Cultured Stone LedgeStone CSV 2007 (Caramel Dry Stack). The towers will include decorative wrought iron accents to be painted to match the dark anodized bronze door and window frames. To emulate the concrete lintels

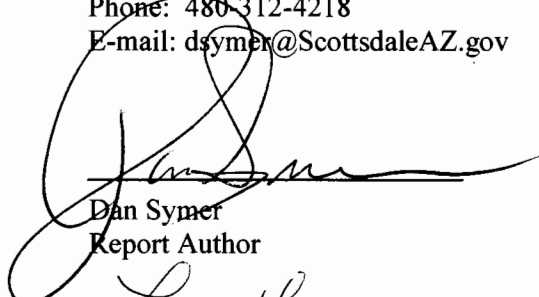
of the Design Center development to the South and Southwest, the applicant is proposing an etched stucco finish, painted Dunn Edwards DE6134 "Short Bread". The covered entries are proposed to include exposed rafter ends. Both the proposed roof tile and the exposed rafter ends will match the Design Center.

**STAFF
RECOMMENDATION**

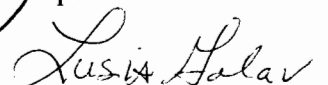
Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

Dan Symer
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Lusia Galav, AICP
Current Planning Director
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ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Zoning Map
- 4. Site Plan
- 5. Landscape Plan
- 6. Elevations
- 7. Material Board Photo
- 8. Exterior Lighting Plan
- 9. Exterior Lighting Cutsheets
- 10. July 13, 2006 Development Review Board Minutes

**Stipulations for Case:
68th Street and Thomas Road
17-DR-2006**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Ross Design Group with a date provided on the plan by City Staff of 8/10/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Ross Design Group with a date provided on the plan by City Staff of 8/10/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by the Moore/Swick Partnership with a date provided on the plan by City Staff of 8/10/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *The proposed decorative iron element on the towers shall be painted to match the window and door frames.*

SITE DESIGN:**DRB Stipulations**

11. *A 3-foot high screen wall shall be provided to screen the parking lot adjacent to North 68th Street south of the drive aisle. This wall shall be located at the 20 foot setback line.*
12. *A 3-foot high screen wall shall be provided to screen the parking lot adjacent to East Thomas Road on the east and west side of the drive aisle. This wall shall be provided at the 20-foot setback line.*
13. *The electrical transformer shall be located adjacent to the trash enclosure.*

Ordinance

- A. *The applicant shall receive approval for Land Assemblage of the two parcels prior to the issuance of a building permit.*

LANDSCAPE DESIGN:**DRB Stipulations**

14. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*
15. *All new trees provided shall have minimum of 3-inch caliper size single trunk, or 2 inch average caliper size multi- trunk.*
16. *Additional shrubs shall be provided adjacent to streets to the satisfaction of the Project Coordinator.*
17. *The trees proposed adjacent to the trash enclosure shall be removed and replaced with shrubs.*

Ordinance

- A. *The water intensive landscaping shall not exceed the maximum allowable area in accordance with the Scottsdale Revised City Code.*
- B. *The separation between the trees, shrubs, and ground cover limits shall not exceed 7-feet.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

18. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
19. *The individual luminaire lamp shall not exceed 250 watts.*
20. *The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.*
21. *All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.*
22. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.0 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- c. *The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.*

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- e. *The applicant shall return for a staff approval of the light fixtures identified on the elevations. This fixture shall be decorative in appearance.*

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
- 24. *The developer shall provide bike parking equal to 10% of the required vehicular parking.*

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 25. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable Use Permit case for the subject site is 39-UP-1980.
- D. No exterior vending or display shall be permitted without a separate Development Review Board or Use Permit Approval.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 27. *The developer shall receive approval of the Storm Water Wavier prior to the first construction document submittal.*
- 28. A final drainage report shall be submitted that demonstrates the storm water shall be managed consistent with the City of Scottsdale drainage design guidance and requirements.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- E. Off-site runoff must enter and exit the site as it did historically.
- F. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

G. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

1. Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

| STREET NAME | STREET TYPE | R.O.W. DEDICATION | ROADWAY IMPROVEMENT | CURB TYPE | BIKE PATH, SIDEWALK, TRAILS |
|-------------------------|--------------------|--|----------------------------|------------------|------------------------------------|
| Thomas Road | Minor arterial | Additional 15' Right-of-way. (Total 55 feet) | Existing | Existing | Existing |
| 68 th Street | Minor collector | Existing | Existing | Existing | Existing |
| | | | | | |
| | | | | | |

DRB Stipulations

29. The developer shall eliminate the northern most driveway on North 68th Street.

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- I. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

DRB Stipulations

30. The developer shall provide a minimum parking-aisle width of 24 feet.
31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
- K. Sight distance easements shall be dedicated over sight distance triangles.
 1. The developer shall dedicate 25'x25' ROW triangle at the intersection (i.e. at that corner of the property) of Thomas and 68th Street.
 2. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 3. Refer to the following figures: 5.3-26 and 5.3-27 of Section 5 of the City's Design Standards and Policies Manual, published 2004.
- L. Vehicular Non-Access Easement:
 1. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontages on Thomas Road and 68th Street except at the approved driveway location.
- M. Indemnity Agreements:

1. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**N. Drainage Easement:**

1. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all storm water storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

O. Waterline and Sanitary Sewer Easements:

1. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

32. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1.

33. Enclosures must:

1. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
2. Be positioned to facilitate collection without "backtracking."
3. Be easily accessible by a simple route.
4. Not require backing more than 35 feet.
5. Not be located on dead-end parking aisles.
6. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**P. Refuse enclosures are required as follows:**

1. Restaurants: One per restaurant
2. Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

Q. Underground vault-type containers are not allowed.**R. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.****S. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.****WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

35. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
36. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations****Ordinance**

- T. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

37. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- V. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

38. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
39. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
40. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States.

68th Street & Thomas
6747 E. Thomas Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
As Shown

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Ord Gp-2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Narrative for 68th street :

17-DR-2006

This project is zoned C1 for commercial center. The tenant mix will be provided per the zoning ordinance. The center will be comprised of a mixed use of services in this neighborhood center, including retail as well as restaurants and/or sandwich shops. The total square footage of this center will be 8,000 s.f.

The center has been designed in order to incorporate the city's request for urban context and accommodate the neighborhood. We created an exterior theme which is similar in elevation to the neighboring Design Center to the south and west. The buildings are slump block, medium brown in color, have tile roofing, and some off-white or buff colored lintels.

Our building incorporates all of the same features of the neighboring buildings as well as some additional features. The building has a frame and stucco building base with lintels above the windows. The flat archways provide for a buff colored lintel, which is similar to that of the adjacent Design Center. Tower elements are placed at the 4 corners of the building. This too reflects the architecture of the adjacent Design Center. Roof tile similar in style and color was chosen in order to match the existing buildings to the south and west. We have introduced synthetic stone materials, which emulate the color and width of the slump block at the adjacent buildings. This material was mentioned as an acceptable alternative in our DRB comments from our first submittal.

The site plan has incorporated an urban context, by pushing the building to the setbacks along 68th Street and Thomas Road. We have made many efforts to incorporate good design principles and enhance the quality of our site within the limitations created by such a long and narrow lot. Our sidewalks also tie to both streets and provide for a unique and inviting feeling in this neighborhood.

The drive thru of Burger King exists to the west of our property line and is located approximately 2 to 3 feet above our grades. Thus a tie in to the west is not possible. Here we have provided for a masonry site wall, which is finished to match our base building with stucco and paint finish. Additionally, along the south edge of our property there is a grade change, which does not encourage a tie in as well.

The general character of the building reflects good proportions, along with some stepped features in the elevations, to allow for shadow lines, roof tile overhangs and recessed landscape areas.



Q.S.
14-43

G.I.S. ORTHOPHOTO 2003

68th Street and Thomas Road

17-DR-2006

ATTACHMENT #2



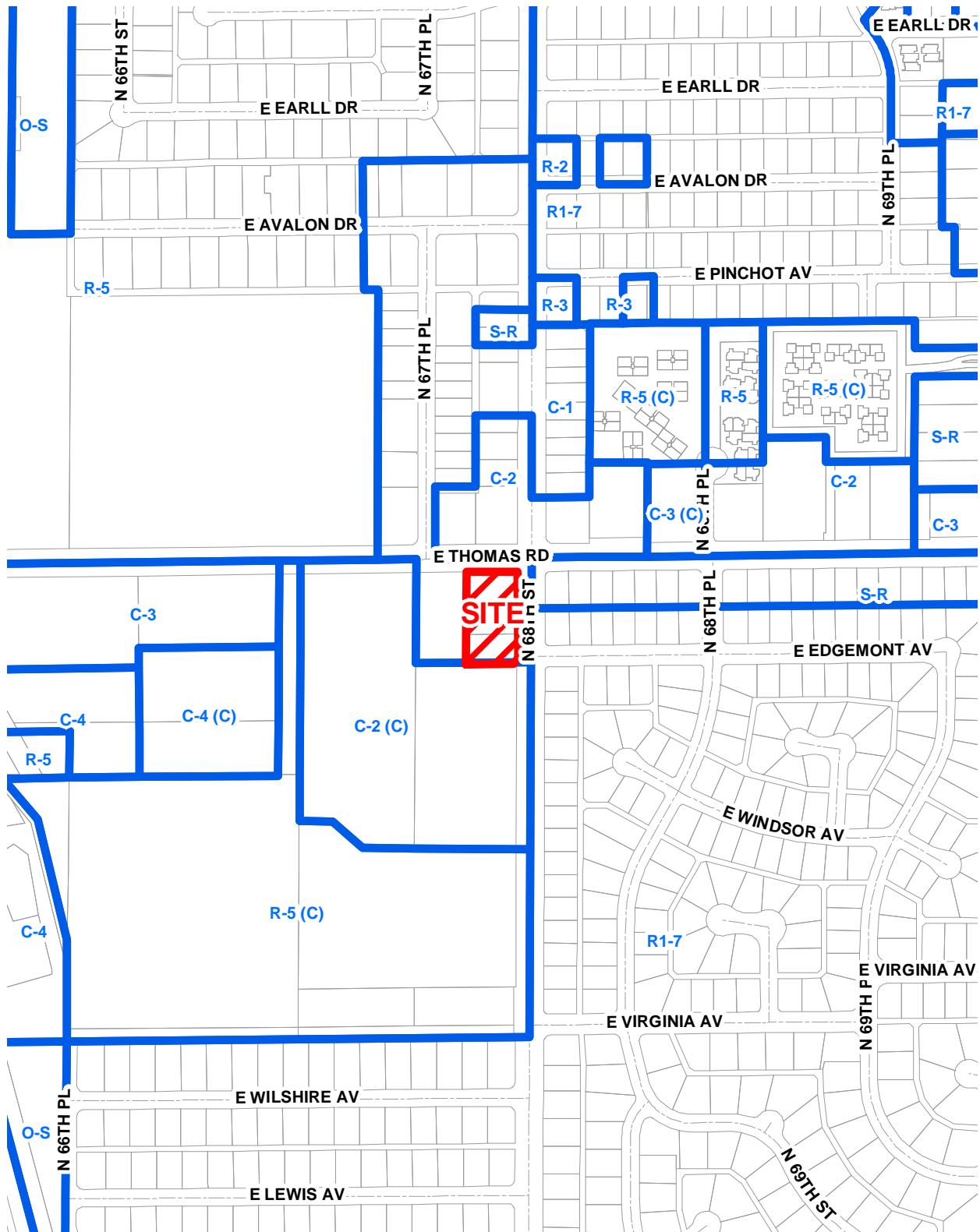
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G.I.S. ORTHOPHOTO 2003

68th Street and Thomas Road

17-DR-2006

ATTACHMENT #2A

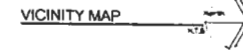
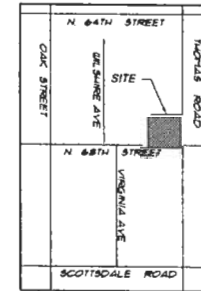
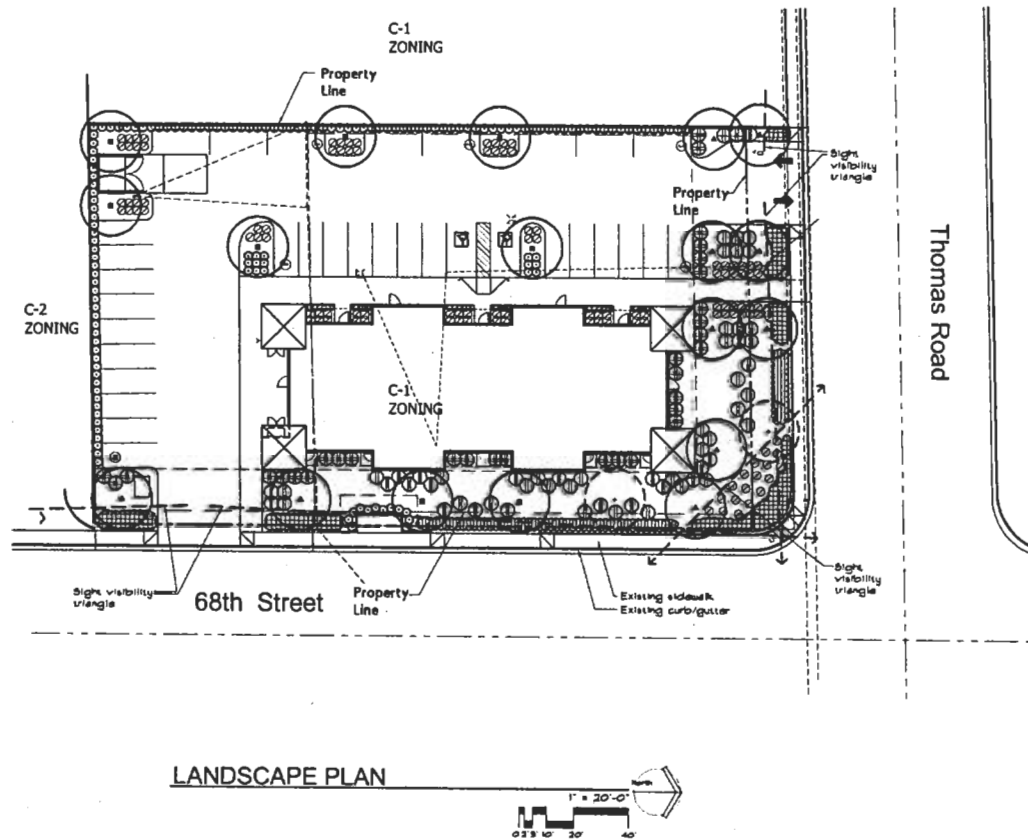


17-DR-2006

ATTACHMENT #3



SITE PLAN



PLANT LIST:

| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | QTY. |
|----------------------|--------------------------------------|-----------------------|------|
| TREES: | | | |
| • | Existing pine tree to remain | | |
| • | Portulaca 'AET' | 24" Box | 10 |
| • | Portulaca 'AET' | 24" Box | 8 |
| SHRUBS: | | | |
| ① | Jasminum californicum | 5 gallon | 54 |
| ② | Muhlenbergia capillaris 'Regal Mist' | 5 gallon | 115 |
| ③ | Ruellia brittaniana | 5 gallon | 142 |
| ④ | Ruellia peruviana | 5 gallon | 52 |
| GROUND COVER: | | | |
| ⑤ | Convolvulus maritimus | 1 gallon | |
| ⑥ | Ground Morning glory | 3" O.C., Triangulated | |
| ⑦ | Lantana montevidensis 'New Gold' | 1 gallon | |
| ⑧ | 'Yellow Trailing Lantana' | 3" O.C., Triangulated | |

NOTES:

- All landscape areas shall be covered with a 2" layer of 1/2" Screened, Madron Gold decomposed granite.
- All landscape shall be watered by an automatic underground drip irrigation system.
- All plant material within the sight visibility triangle shall be maintained at a minimum of two-thirds height.
- Provide existing plant material with irrigation and protect from damage during new construction.

Landscape Improvement Plans for:
68th Street & Thomas Road
68th Street & Thomas Road
Scottsdale, AZ 85287



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LANDSCAPE PLAN

Date: 08/10/2006
Project No.: 0916
Drawn By: CO
Checked By: CO
Scale: 1" = 20'-0" of 1



17-DR-2006
REV: 08/10/2006



| KEYNOTES | |
|----------|---|
| 14 | CONCRETE ROOF TILE |
| 15 | STUCCO PAINT OVER 2X WOOD STUD FRAMING REFER TO |
| 17 | WALL TYPES FOR ADDITIONAL INFORMATION |
| 18 | ALUMINUM STOREFRONT SYSTEM & GLAZING |
| 19 | STUCCO CORNER |
| 20 | CULTURED STONE VENEER APPLY PER MFR'S |
| 21 | SPECIFICATIONS |
| 43 | GEOMETRIC ROOM TRIM - PAINTED |
| 45 | LIGHT FEATURE - REFER TO ELECTRICAL |
| 46 | EXPOSED NO. 8 & NO. 10 REINFORCING |
| 47 | INDICATES LINE OF ROOF |
| 48 | INDICATES FINISH LINE OF UNIT NOT TO EXCEED |
| 49 | HEIGHT OF FINISH |
| 50 | FINISH CORNER & FRAMING - PAINTED |
| 51 | STUCCO PAINT |
| 52 | STUCCO PAINT OVER FORM-OUT |

| FINISH LEGEND | |
|---------------|---|
| A | DUNN EDWARDS DE 6135 "WORKIN' BEACH" |
| B | DUNN EDWARDS DE 6124 "SHORTBREAD" |
| C | DUNN EDWARDS DE 6136 "TERRA COTTA SAND" |
| D | CULTURED STONE "CARAMEL BRYSTACH" LEDGESTONE CSW 2007 |
| E | WESTILE "SOKORRA BLEND" 017019 |
| F | DARK ANVILIZED BRONZE FRAME W/ MEDIUM BRONZE TINTED GLASS |

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68TH STREET & THOMAS

Scottsdale, Arizona

DRB

DESIGN REVIEW BOARD

DATE: 08/10/2006
BY: [Signature]
REVIEW: [Signature]
PROJECT: 17-DR-2006
SHEET: A-201

17-DR-2006
REV: 08/10/2006

Base
Verona Beach
DE 6135



Terra Cotta Sand
DE 6136

Moulding
Shortbread
DE 6134



Roof Tile
Sonora Blend
Westile
013219



Cultured Stone
Carmel Drystack LedgeStone
CVS 2007

17-DR-2006
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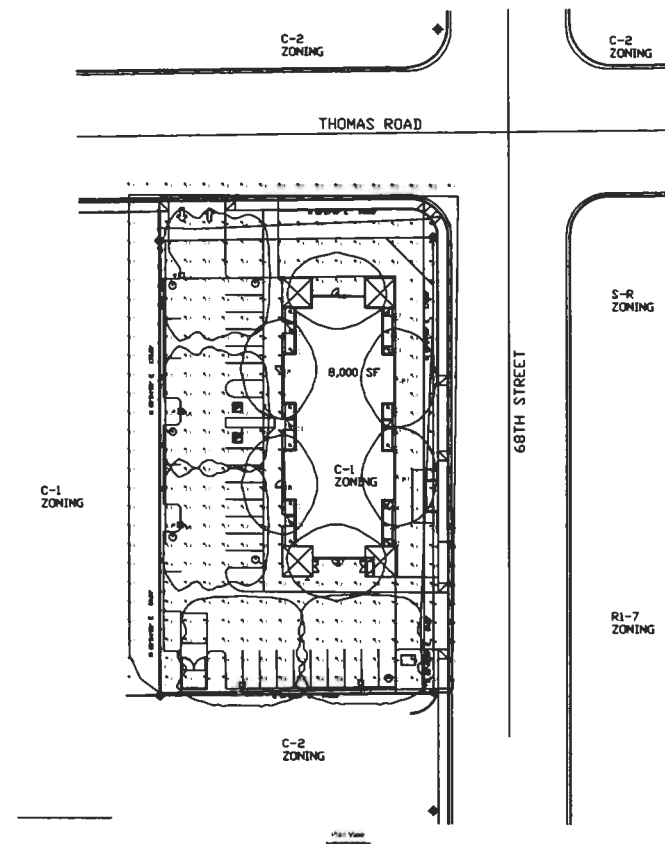
68TH STREET & THOMAS
Building Exterior Colors and Materials
Scottsdale, Arizona

| LUMINAIRE SCHEDULE | | | | | | | | | |
|--------------------|-------|------|----------|---|-------------------------------------|----------|---------|-----|-------|
| Symbol | Label | C.I. | Quantity | Description | Label | Watt | Beam | CU | Notes |
| □ | 1A | 1 | 1 | ARCHITECTURAL WALL MOUNTED (UPON) WITH 2 V-BARS | CONE 175 WATT FLOOD STREET MOUNTING | 175 WATT | 17' 12" | 273 | |
| □ | 1B | 4 | 4 | LITHONIA AREA LIGHT WITH 2 V-BARS | CONE 42 WATT COMPACT FLOODSCOPES | 42 WATT | 12' 0" | 41 | |
| □ | 1C | 2 | 2 | LITHONIA AREA LIGHT WITH 2 V-BARS | CONE 42 WATT COMPACT FLOODSCOPES | 42 WATT | 12' 0" | 41 | |
| ○ | 1D | 10 | 10 | CEILING RECESSED @ 10' | CONE 24 WATT COMPACT FLOODSCOPES | 24 WATT | 10' 0" | 11 | |
| ○ | 1E | 8 | 8 | CEILING RECESSED @ 10' | CONE 24 WATT COMPACT FLOODSCOPES | 24 WATT | 10' 0" | 11 | |

| STATISTICS | | | | | | | | | |
|------------|--------|------|------|---------|-------|------|------|---------|-------|
| On/Off | Symbol | Area | Watt | Beam | Notes | Area | Watt | Beam | Notes |
| ON | 1A | 17.1 | 175 | 17' 12" | 273 | 17.1 | 175 | 17' 12" | 273 |
| OFF | 1B | 1.1 | 42 | 12' 0" | 41 | 1.1 | 42 | 12' 0" | 41 |

| POWER DENSITY STATISTICS | | | | | | | | | |
|--------------------------|-----------------|------------|------|----------------------|-------|---------------|-----------------|------------|------|
| Name | # of Luminaires | Total Watt | Area | Watt/Ft ² | Notes | Name | # of Luminaires | Total Watt | Area |
| 175 Watt Flood | 1 | 175 | 17.1 | 10.2 | | 42 Watt Flood | 4 | 168 | 1.1 |

17-DR-2006
REV: 08/10/2006



PHOTOMETRICS SITE PLAN
SCALE 1"=30'

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68TH STREET & THOMAS

Scottsdale, Arizona

E-101

PHOTOMETRICS SITE PLAN

Vice-Chairman Jones commented that he could see the beginning of interesting design on the entry, but it needed more work. He reviewed positive and negative aspects of the entry design. Vice-Chairman Jones noted that part of the problem is Scottsdale Healthcare has set expectations for a certain standard of quality that has not been met with this project yet. Mr. Brinkley noted that one of the stipulations from staff was to redesign the entry element.

COMMISSIONER STEINBERG MOVED TO APPROVE 41-DR-2006. THE MOTION DIED FOR LACK OF A SECOND.

VICE-CHAIRMAN JONES MOVED TO CONTINUE CASE 41-DR-2006. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED BY A VOTE OF SIX (6) TO ONE (1). COMMISSIONER STEINBERG DISSENTED.

Councilwoman Drake commented in reviewing the landscape plan along the neighborhood side it appeared that trees had been placed there, she suggested a few more trees could be added to fill in the gaps.

15. 14-DR-2006 64th Street Reservoir - Security

Councilwoman Drake reminded the Board that there was a request for continuance on this case which involved several neighborhood groups and the City of Phoenix.

Vice-Chairman Jones suggested that along Thomas Road there may be an opportunity to have the existing barrier that is in the middle of the block turned into the recess between the two tanks, which may add some variety. This could create a landscape area or some visual relief along Thomas Road.

VICE-CHAIRMAN JONES MOVED TO CONTINUE CASE 14-DR-2006. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

 16.

17-DR-2006 68th Street & Thomas Road

Mr. Symer addressed the Board. Highlights of his presentation included a contextual aerial photo and a photo depiction of each corner of the intersection. He identified three primary key issues with the proposal: building orientation, setbacks to Thomas Road, and the location of the trash enclosure. It is the general policy of the City to encourage buildings to line up with the setback line adjacent to intersections in the urban environment in order to promote and enhance the human scale of development. Staff recommended denial of the application.

Mr. David Ross with Ross Design Group addressed the Board. He reviewed the history of the site and the various design changes that have been considered. Mr. Ross cited technical reasons for the current design and color choices and proposed placing landscaping around the trash enclosure. He noted that the individual archways and tower elements were used in order to mimic the Design Center style of architecture.

Board Member D'Andrea commented that he did not have a problem with the siting of the building, noting that staff brought to light some larger issues with the project that have not been properly addressed. Board Member D'Andrea pointed out that a traffic situation would be created with two-way traffic and parking working around the trash enclosure. He commented that the accent pediments are inconsistent and are not related to the use behind them and are inconsistent with the floor plan at the rear of the building.

Board Member Schmitt opined that the staff comments were accurate with respect to the siting and the project. The site does not support as many square feet as the design requires. He found it difficult to find aspects of the design that he would be in favor of; a better job could be done based on the comments of staff.

In response to an inquiry by Mr. Ross, Board Member Schmitt stated that the Board no longer favors using archways as a pedestrian link.

Vice-Chairman Jones commended staff for doing an excellent job analyzing the project. He noted that the Design Center made good use of scale, simplicity, and relationship of materials and this project did not have the same scale; the building looks like a cheap version of the Design Center. He commented that the suggested landscaping could be very inconsistent. He noted that he would like to continue the case for further study.

Board Member Edwards agreed with the comments of staff, particularly the lack of relationship with the Design Center. Using stack stone in lieu of ceramic tile does not compare with the aesthetic of the Design Center; the wood porticos and arbors on the Design Center provide a nice pedestrian scale.

Councilwoman agreed with Board Member Edwards' comments regarding correlation with the Design Center; this project seems like a box with things stuck to it and shows no real consideration for pedestrian flow. She noted support for putting the building out toward the street and establishing a better landscape buffer. Neighborhood centers attract a lot of neighborhood and bicycle traffic which needs to be taken into consideration, especially in regards to the Dumpster placement and driveways.

Vice-Chairman Jones stated that he would be willing to move for a continuance in order to imply that work could be done in terms of the use of the site, the general amount of building, and moving the building out by the street.

VICE-CHAIRMAN JONES MOVED TO CONTINUE CASE 17-DR-2006 IN ORDER TO ALLOW THE APPLICANT TO RETHINK THE PROJECT. SECONDED BY COMMISSIONER STEINBERG, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

17. 11-PP-2005 Arroya Bonita

Mr. Hadder addressed the Board. Presenting an aerial photo and a site plan of the area, he explained that the Rawhide wash runs from the northeast to the southwest through the property which provides a significant constraint and